

HOLLIS CONSERVATION COMMISSION

Minutes of Meeting

March 6, 2019

Approved March 20, 2019

Members Present: Tom Dufresne, Thomas Davies, LeeAnn Wolff, Mark Post.
Alternate Members: Laura Bianco, Joe Connelly, Karen Bridgeo.
BOS Ex-Officio: Peter Band
Staff: Connie Cain

Other Attendees: Luke Hurley, John Lorden, Brad Mezquita, Tighe-Bond, Engineers for HBHS
Rick Kierstead, Nichols-Smith Land Trust
Sherry Wyskiel, Hollis Trails Committee
Joseph Garruba, Resident
Chris Lussier, Resident

The meeting was called to order at 6:55 pm.

HOLLIS-BROOKLINE HIGH SCHOOL PROPOSED TURF FIELD, Cavalier Court, MBLU 018-001 Minimum Impact Dredge & Fill Application; Tighe-Bond, Engineers

L. Hurley explained the location of the proposed field and wetlands disturbance. He stated that there were few wetland areas on the site. There is a small wetland area in the middle of the proposed field, containing 707 square feet; it is not a vernal pool, but there may be vernal pools on the abutting Beaver Brook Association (BBA) property to the west. Sandy soils are on the site, and the topography slopes upward to the flat area where the field is proposed. The wetland area is on the one "low" area; no insect or amphibian eggs were found, and it doesn't hold water for long in the spring, with very little water observed in the fall. The plan proposes to fill in the wetland area, and there are some buffer impact areas around the field of approximately 15,000 square feet.

T. Dufresne stated that at the Planning Board meeting on February 19, 2019, the Planning Board had recommended that drainage be reviewed and rerouted away from the BBA boundary; the plan presented at tonight's meeting shows that a pipe was moved north and will drain towards the front of the school building as per the Planning Board recommendation.

T. Dufresne asked if the 2003 letter from the Dept. of Environmental Services (DES) in regards to future wetland impact had been reviewed in conjunction with this plan. If DES decides to waive the conditions in that letter, T. Dufresne would like to see something in writing in regards to this. T. Davies asked if the HCC had to provide approval to DES; L. Hurley stated no, that DES would issue approval on the Minimum Dredge and Fill Application without the Town approving, but is subject to Wetland and AoT application approvals from DES; DES decides on a case-by-case basis, and this is considered a Municipal Plan.

M. Post felt that moving the pipe was respectful to BBA's concerns, and asked if the pipe would drain into the front of the school, and whether the Love Lane wetlands would be impacted. The overall schematic states that it will ultimately drain to the front that there would be no impact; however, the school has not done any baseline impact studies to date. J. Connelly felt that the school has done the best they could given the existing conditions. B. Mezquita felt that the proposed plan will have the least amount of impact.

With the conclusion of questions from HCC members, T. Dufresne invited abutters to speak on the matter; no residents had further questions or comments. T. Dufresne noted that a quick informal site walk was done on March 4th, but nothing to be seen due to snow cover. T. Davies stated that there had been numerous public concerns voiced in regards to trash, noise, light, etc. at the February Planning Board meeting; have they been able to determine what additional impact this would have to abutters? L. Hurley stated that revisions are still being worked on. K. Bridgeo asked if there would be lighting in the new parking lot; unknown at this time. M. Post noted that if the lights were 70 feet high, the existing forest cover is about 100 feet.

T. Dufresne thanked both the engineers from TIGhe-Bond and residents for their attendance.

John Lorden, Brad Mezquita, Luke Hurley, R. Kierstead, and Chris Lussier departed at 7:15 pm.

57 **TOWN MEETING PRESENTATIONS**

58

59 *LAND USE CHANGE TAX PRESENTATION - Joseph Garruba*

60 T. Dufresne informed members that J. Garruba has been allowed to present at Town Meeting on March 16, 2019. He
61 felt there was some confusion about how long-term effects of development impacted the Town; and he also wished to
62 make an amendment to the Warrant Article at Town Meeting to increase the proposed 75% Land Use Change Tax
63 (LUCT) to 100%.

64

65 J. Garruba used a 20-acre rectangular parcel as the basis of his study, and did an analysis of the different uses under
66 current rules and regulations. Out of all the potential uses, the one least costly to taxpayers was using the land as
67 Conservation property. J. Garruba went through the presentation, suggestions were made, and additional discussion
68 on the presentation occurred at the end. J. Garruba also noted that "SPACE" (Statewide Program of Action to Conserve
69 our Environment) has information on the same subject that could be printed and made available at Town meeting.

70

71 *WARRANT ARTICLE #4, Land Use Change Tax Increase – Thom Davies*

72 T. Davies went over the Powerpoint revisions as per last meeting. Critique of the presentation and of potential rebuttal
73 comments that might be made were further discussed, as well as comments that may be made by members at Town
74 Meeting.

75

76 *HANDOUTS – Laura Bianco & Karen Bridgeo*

77 L. Bianco presented the draft handout for the warrant articles. Additional discussion of these, as well as rebuttal
78 comments, commenced.

79

80 **MINUTES**

81 T. Dufresne made the motion to accept the minutes of the February 20, 2019 meeting as written; seconded by L. Wolff.
82 All members voted in favor, none opposed or abstained, and the minutes were approved by a vote of 7-0-0.

83

84 **ADJOURNMENT**

85 T. Dufresne made the motion to adjourn the meeting, seconded by T. Davies. All members voted in favor, none opposed
86 or abstained, and the motion carried by a vote of 7-0-0. The meeting adjourned at 8:30 pm.

87

88 Respectfully submitted,

89 Connie Cain

90 Staff